BOOK 9641 PG 591

63

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 1-27-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Shemin	Robert Shemin	Lot 68: 12D-87182
(NAME)	(NAME)	Map: 50-6 #47
3621 Village Trail 3617 Village Trail	P. O. Box 68314	Lot 69: 12D-87181
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37206	Map: 50-6 #46
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alfred T. Adams, Jr. and L. Gino Marchetti, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Shemin , married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, located in Village by the Creek Subdivision, BEING Lots 68 and 69 in Section II, as of record in Book 5200, Page 784, Register's Office for said County, to which plan reference is herein made for a more complete description.

Being the same property conveyed to ALfred T. Adams, Jr. and L. Gino Marchetti, Jr. by deed from BOND & BOND BUILDERS, INC. of record in Book 7134, Page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record; leases and 1995 Taxes being paid when due and payable.

This deed was prepared by the information provided by the parties herein.

The Grantors are both married, but neither spouse acquired any ownership interest in the above described property. Moreover, this property was never used as the primary residence for either of the Grantors named herein.

50140

IDENTIFICATION REFERENCE

95 APR 10 AM 8:50

9281 04/10 0101 03CHECK 231.00

unimproved ( )
This is improved (X) property, known as Lot 68: 3621 Village Trail, Nashville, TN
Lot 69: 3617 Village Trail, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of March, 19 95

Alfred T. Adams, Jr.

L. Gino Marchetti, Jr.

BOOK 9841 PG 592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alfred T. Adams, Jr. and L. Gino Marchetti, Jr.

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 19 95.

Commission expires 7-27-96

Rita D. Miller
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9641 PG 593

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



MAMT 60000.00
ERR: CO
MAMT 60000.00-
CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
BANK 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/95 01 10:50 0001 9281

50140
IDENTIF. # REFERENCE

95 APR 10 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

No. 89878